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## Penthouse apartment and its flowery terrace like a garden

**Saint Maur Des Fosses , Val-de-Marne , Paris Ile-de-France**



# €1,095,000

inc. of agency fees

4 Beds      1 Baths      115 sqm

Housed in a sublime building, this 115 m2, 4-bedroom penthouse is the intimate and scholarly encounter of modern decor and a very personal collection...

### At a Glance

**Reference** MFH-PARIS8448  
**Bed** 4

**Near to** Saint Maur Des Fosses  
**Bath** 1  
**Pool** No

**Price** €1,095,000  
**Hab.Space** 115 sqm  
**Land Tax** N/A

### Property Description

Housed in a sublime building, this 115 m2, 4-bedroom penthouse is the intimate and scholarly encounter of modern decor and a very personal collection of furniture and objects.

It is one of the most beautiful apartments in Saint-Maur des Fossés. Its location is perfect, offering a

brehtaking view of the entire city and much more. It is located on the top floor of a building in the Jardin des Facultés, a very high-end eco-district just a stone's throw from the RER A and 20 minutes from Nation.

Designed as a French-style condominium and built around a wooded garden, this eco-district aims to be exemplary in its environmental approach, offering a unique quality of life to its residents.

Thus providing them with a medical center, shops, a nursery, a swimming pool, etc. All in human-sized proportions, low in height, and wooded on all sides.

The building, therefore, is imposing. With its metallic and rectilinear appearance, resolutely modern, it contrasts with the bourgeois houses of this popular and residential district. Olfactory identity in the entrance, opulent corridors, basement equipped with electric charging stations, nothing disappoints.

We can see from afar the immense bay window of the penthouse on the top floor, under the roof terrace flowered like a garden. The entrance is on a wide corridor which serves 2 first bedrooms, including a suite. The living room, placed like a cube in the center of the apartment, is surrounded by bay windows and benefits from a ceiling height of almost 4 meters.

The view offered from this roof terrace is spectacular. The Schmidt kitchen, fully equipped, fits perfectly into the spaces and offers new high-end household appliances. 2 other bedrooms, a bathroom and a guest toilet complete the apartment. Cleverly arranged with cupboards and storage, the apartment is not only beautiful, it is also functional.

Outside, the U-shaped terrace frames the apartment. Offering each room access to the outside and above all lots of light. This hanging garden overlooks both the entire city and the neighboring towns on the horizon.

As in a dream fueled by fantasies of summer Provence, we wander between shrubs, magnolias, flowerbeds and rose bushes. Its orientation will offer superb sunsets all year round. It is a pied-à-terre, a family apartment, a place of rest and work all in smoothness that is imagined here.

In the heart of one of the most pleasant and safe cities in eastern Paris, a vitamin-rich horizon, punctuated by the unexpected, between satiny naturalness and contemporary audacity.

A cellar and 2 covered and boxable parking spaces equipped with electric charging stations at a preferential rate are also included in the sale.

RER A La Varenne Chennevières: 4 min walk Shops and nursery: immediate proximity Varenne market: 9 min walk

ENERGY CLASS: B CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021 between EUR703 and EUR952.

FAMULIAK - - Bobigny

Condominiums of 279 units (No proceedings in progress).

Annual expenses : 2380 euros.

## Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€1,095,000

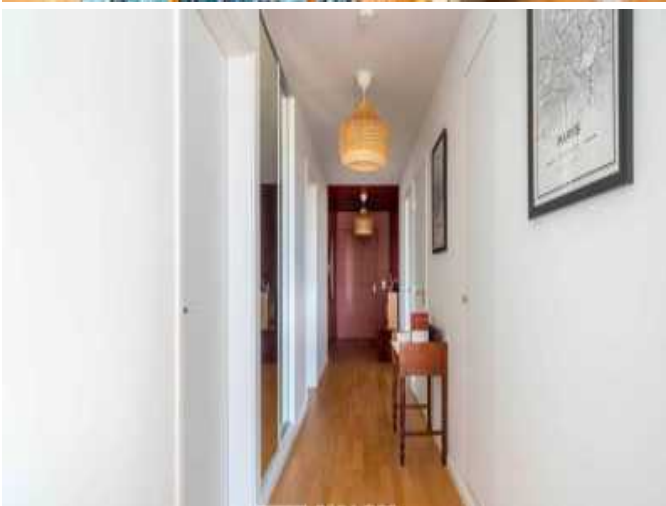
## Key Information

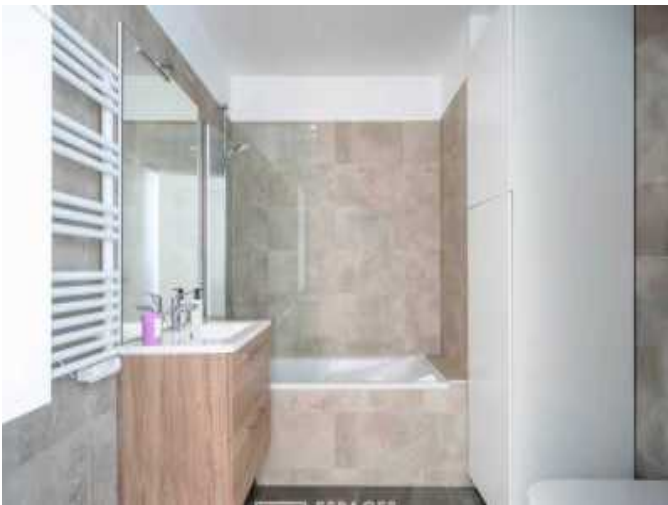
Year Built:	2023
Internal Area:	115 sqm

## Location: Paris Ile-de-France



## Gallery











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**C. BAUER – Sunday Times**

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